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ENVIRONMENTAL ASSESSMENT

**CITY OF SCOTTSBORO
PROPOSED ALLOCATION CHANGE REQUEST
GOOSE POND ISLAND
GUNTERSVILLE RESERVOIR
Jackson County, Alabama**

TENNESSEE VALLEY AUTHORITY

APRIL 1, 2004

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TABLE OF CONTENTS

1.	PURPOSE OF AND NEED FOR ACTION	3
1.1.	The Decision	3
1.2.	Other Pertinent Environmental Reviews or Documentation.....	4
2.	ALTERNATIVES INCLUDING THE PROPOSED ACTION.....	5
2.1.	The No Action Alternative	5
2.2.	The Action Alternative.....	5
2.3.	Comparison of Alternatives	5
3.	AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES.....	7
3.1.	Terrestrial Ecology	7
3.2.	Water Quality and Aquatic Ecology.....	8
3.3.	Wetlands.....	9
3.4.	Navigation.....	10
3.5.	Recreation.....	11
3.6.	Visual Resources.....	11
3.7.	Mitigation Measures.....	13
4.	LIST OF PREPARERS	15
5.	LIST OF AGENCIES AND PERSONS CONSULTED	16
	APPENDIX.....	17

LIST OF FIGURES

Figure 1.	Current (2001 Lands Plan) Allocation.....	20
Figure 2.	Proposed Changes and Zone Allocation.....	21

CHAPTER 1

1. PURPOSE OF AND NEED FOR ACTION

1.1 Background

TVA sold land on Goose Pond Island (XGR-665 and XGR-676) to the Industrial Development Board of the City of Scottsboro, Alabama, (City) in the 1960s. The property was sold to contour elevation 600 under Section 31 of the TVA Act without restrictions on use. The property has since changed hands several times. The City purchased the land from Aliedon Incorporated, a subsidiary of Jackson National Life Insurance Company which received the property in bankruptcy. The City now owns the majority of the interior of Goose Pond Island, a total of about 1800 acres, with the exception of the existing M-1 Manufacturing Zone (approximately 600 acres), which is used as an industrial park for light manufacturing and warehousing. The shoreline below elevation 600 was allocated to Zones 3 and 5 in the 2001 Guntersville Reservoir Land Management Plan.

The current TVA 2001 Guntersville Reservoir Land Plan allocations for these tracts are shown on Figure 1. The lands are currently allocated as follows: Tract XGR-108PT2 consists of 208.0 acres allocated for Sensitive Resource Management (Zone 3); Tract XGR-109PT2 consists of 50.3 acres allocated for Industrial/Commercial Development (Zone 5); Tract XGR-110PT2 consists of 9.1 acres allocated also for Sensitive Resource Management (Zone 3). The City has now submitted a request to change these allocations.

The City would like to develop northern and eastern shoreline, as appropriate, for residential use and the southern and western shoreline, as appropriate, for a combination of recreation, sensitive resource protection and residential use. The City has indicated that the barge terminal area (and an associated 50 foot easement) and the 2nd class safety harbor areas near TRM 379.0 R would not be changed. The City is anticipating that the interior of the island could also be used for long term development as green spaces and buffer zones or deer park, in addition to the current use for industrial purposes (light manufacturing and warehousing).

The portion of the island southwest of the M-1 Manufacturing Zone could be developed for recreation to coordinate with the recreation area (Goose Pond Colony) directly across Roseberry Creek from that portion of the island. The City's future conceptual development scenario includes a golf course, convention center, rental cabins, a hotel and a marina. The City has indicated that their development would create jobs in the manufacturing field and also in the construction related fields, improve the tax base, and improve the quality of life for the citizens of Scottsboro and Jackson County.

The proposed allocation change request is to support the City's intended development of their back-lying properties. The proposed changes would result in 73.8 acres of TVA land allocated for Sensitive Resource Management (Zone 3); 17.4 acres of TVA land allocated for TVA Project Operations; 2.1 acres of TVA land allocated for Industrial/Commercial Development (Zone 5); and 67.6 acres of TVA land allocated for Recreation Development (Zone 6); and 106.5 acres of TVA land allocated for Residential Development (Zone 7). Although reallocation of the TVA land may facilitate development on Goose Pond Island, such development would occur essentially on private land and would likely occur even

without TVA's involvement. Further, backlying property owners have deeded access rights across the TVA property on the Goose Pond Island shoreline to construct and maintain water-use facilities at locations and upon plans approved by TVA.

1.2 Other Pertinent Environmental Reviews or Documentation

In August 2001, TVA prepared a land allocation plan for Guntersville Reservoir. The lands planning document describes proposed TVA management of 40,236 acres of public land on Guntersville Reservoir based on natural and cultural resource data, economic needs, and public input. Each tract of TVA land was reviewed and then assigned a zone allocation representing its intended uses. These allocations were evaluated in an Environmental Impact Statement.

TVA Tracts XGR-108PT2, XGR-109PT2 and XGR-110PT2 are described in Appendix A-1 of the 2001 Guntersville Reservoir Land Management Plan as follows:

Parcel	Acres	Proposed Zone	Description	Reason for Allocation	Access Rights (Y/N)
108	208.0	3	Sensitive Resource Management	To protect significant visual, wetland, and navigation resources	No
109	50.3	5	Industrial/Commercial Development	Used by Goose Pond Industrial Park currently and to support future industrial growth. A barge terminal and 2 nd class harbor are present.	Yes
110	9.1	3	Sensitive Resource Management	To protect significant visual, wetland, and navigation resources	No

The Guntersville Reservoir Land Management Plan was finalized in 2001, identifying Parcels 108 and 110 as parcels without access rights. However, since finalization of the plan, it has come to light that TVA sold the properties on Goose Pond Island subject to a right to request water-use facilities. Therefore the access rights column identified in the Land Plan Appendix A-1 is inaccurate and should state a "Yes" (i.e., a deeded right exists to "request permission" for water access for these properties – not an approval to construct water-use facilities). This EA assesses the impact of making appropriate allocation changes for Tracts 108, 109 and 110 so that the allocations reflect the predicted future uses for these tracts.

In 1999, TVA completed an Environmental Impact Statement (EIS) entitled *Shoreline Management Initiative (SMI): An Assessment of Residential Shoreline Development Impacts in the Tennessee Valley (TVA, 1999a)* on the possible alternatives for managing residential shoreline development throughout the Tennessee River Valley. The Guntersville Reservoir Land Management Plan EIS tiers from the Final Shoreline Management Initiative EIS. If the proposed allocation change is approved, TVA will manage any Residential Development allocated shoreline in accordance with the standards established by the TVA Shoreline Management Policy.

CHAPTER 2

2 ALTERNATIVES INCLUDING THE PROPOSED ACTION

2.1 The No Action Alternative

Under the No Action Alternative, TVA would deny the City's land use allocation change request for the TVA tracts on the perimeter of Goose Pond Island. However, development on TVA lands in accordance with the current Industrial/Commercial allocation could continue, after approval of plans from TVA. Existing land rights would permit the back-lying property owner to request permission to construct water-use facilities in accordance with Section 26a of the TVA Act. Approval or denial would depend on additional environmental evaluation of site specific characteristics of a proposed site.

2.2 The Action Alternative

Under the proposed Allocation Change Request (Action Alternative), the City's request to change the allocation of TVA Tracts XGR-108PT2, XGR-109PT2 and XGR-110PT2 would be approved. TVA would change the allocated use designation for the TVA tracts located on the Goose Pond Island perimeter to accommodate the back lying land uses intended by the City. The TVA shoreline adjacent to the existing navigation safety harbor would be changed to the TVA Project Operations allocation zone to better represent its intended use. All shoreline development on TVA Tracts would be subject to prior approval. Development of residential shoreline, where appropriate, would occur in accordance with SMI standards (e.g., vegetation removal and 20 foot access corridors) and would only be permitted after receiving Section 26a approvals.

1.3 Comparison of Alternatives

Comparison of the current land use for the TVA tracts on Goose Pond Island and the land use which will result from approval of the City's proposed allocation change request is shown in the following table. There are currently two current uses for the TVA lands – Sensitive Resource Management and Industrial/Commercial Development. The proposed allocation change would enable the City to develop their back-lying properties in concert with five allocated uses for the TVA lands. Overall, much less of the TVA land would be utilized for Industrial/Commercial Development which could potentially result in less impact to the environment. Residential shoreline would be managed in accordance with SMI standards and also should receive greater protection.

Goose Pond Allocation Change EA

Current 2001 Allocation	Proposed Tract Change and Allocation
<p>TVA Tract XGR-108PT2</p> <p>207.7 acres (Zone 3)</p>	<p>Tract XGR-108aPT2 – 70.52 acres (zone 3 –no change from existing allocation)</p> <p>Tract XGR-108bPT2 – 2.4 acres (zone 3 –no change)</p> <p>Tract XGR-108bPT2 – 58.4 acres (zone 6)</p> <p>Tract XGR-108cPT2 – 76.4 acres (zone 7)</p>
<p>TVA Tract XGR-109PT2</p> <p>50.7 acres (Zone 5)</p>	<p>Tract XGR-109aPT2 – 9.50 acres (zone 7)</p> <p>Tract XGR-109bPT2 – 5.0 acres (zone 6)</p> <p>Tract XGR-109cPT2 – 13.5 acres (zone 2)</p> <p>Tract XGR-109dPT2 – 5.4 acres (zone 7)</p> <p>Tract XGR-109ePT2 – 2.1 acres (zone 5 – no change from existing allocation)</p> <p>Tract XGR-109fPT2 – 15.2 acres (zone 7)</p>
<p>TVA Tract XGR-110PT2</p> <p>9 acres (Zone 3)</p>	<p>Tract XGR-110aPT2 – 4.2 acres (zone 6)</p> <p>Tract XGR-110bPT2 – 0.9 acre (zone 3 – no change from existing allocation)</p> <p>Tract XGR-110cPT2 – 3.9 acres (zone 2)</p>

CHAPTER 3

3 AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES

Resources potentially affected by the allocation change, both directly and indirectly, include terrestrial and aquatic habitat, wetlands, navigation, recreation and visual resources. These issues are discussed in more detail in sections below.

Compliance statements.

Goose Pond Island does not contain habitat or individuals of any known Federal or State-listed threatened, endangered, or species of special concern. TVA concludes that the allocation change would have no effect on endangered or threatened species.

A Programmatic Agreement (PA) has been put into place with the Alabama State Historic Preservation Office (SHPO) regarding all TVA Land Management Plans in the State of Alabama. Under this agreement, Section 106 consultation will occur when land disturbing activities take place on each tract. This agreement will cover all proposed alternatives on Tracts XGR-108PT2, XGR-109PT2 and XGR-110PT2. TVA has been made aware of some correspondence with individuals in the Scottsboro area regarding Civil War artifacts in the area. Prior to any ground disturbing activities, TVA will take these and other potential historic properties into account, in accordance with Section 106 of the National Historic Preservation Act.

The 100-year floodplain on Goose Pond Island at Tennessee River mile (TRM) 378.0 would be the area below elevation 598.1 and the 100-year floodplain at TRM 382.4 would be the area below elevation 598.5. The TVA Flood Risk Profile (FRP) elevation at TRM 378.0 would be elevation 598.9 and the FRP at TRM 382.4 would be elevation 599.4. The FRP is used to control flood damageable development for TVA projects, and residential and commercial development on TVA lands. At these locations, the FRP elevations are equal to the 500-year flood elevations. Although the types of requests for use of TVA land are not completely known, most requests would likely be for development associated with water-use facilities. For compliance with Executive Order 11988, water-use facilities are considered to be repetitive actions in the floodplain that should result in minor impacts.

3.1 Terrestrial Ecology

The terrestrial habitat on the TVA public lands under review is composed of two types, forested and vertical bank, situated in a strip around the perimeter of Goose Pond Island. Those sections being more sloped than vertical are vegetated with upland or bottomland mixed pine-hardwoods, various aged, ranging in width from 50 to 1,000 feet. The flat, wider sections are forested by sweet gum, sycamore, red maple, hackberry, green ash, and water and willow oaks with a sparse understory component of greenbriar, poison ivy, ironwood and saplings of the overstory trees. The more narrow sloped sections are forested by southern red oak, hickories, eastern red cedar, elm, persimmon, and yellow poplar with an understory of greenbriar, japanese honeysuckle, asiatic wood grass, and saplings of the overstory trees. This habitat type is approximately 65 percent of the island's perimeter.

The vertical portion of the TVA lands are exposed, sparsely vegetated eroded cherty silt loam, clay silt loam and limestone rock ranging from 5 to 15 feet high at summer pool (el. 595.44 msl). The little vegetation that is present includes eastern red cedar, loblolly pine seedlings, foam flower, and grasses. This component comprises approximately 35 percent of the island's perimeter.

Wildlife utilizing both the upland and bottomland portions of these habitat types includes gray squirrel, cottontail rabbit, white tail deer, gray fox, coyote, opossum, and raccoon. Both residential and migratory birds found on the TVA land, moving to and from the city property are common in the region, typically found in the vicinity of open water shoreline vegetated by various age and size classes of forest interspersed with patches of brushy sapling mid-serial habitat.

Under the No Action Alternative, any habitat impacts would be normally limited to the 50 acres of TVA land (Tract XGR-109PT2) currently allocated to Industrial/Commercial Development (Zone 5) and fronting the river. This tract is located along the navigation channel and both southwestern and north eastern tips of the island which is the vertical bank habitat described above. However, as cited in Section 1.2 of this document, the right to request water-use facilities exists also on TVA Tracts XGR-108PT2 currently allocated for Sensitive Resources Management (Zone 3) and some shoreline development could occur. Tract XGR-108PT2 contains the forested habitat described above. Thus, under the No Action Alternative, industrial and commercial development is possible along the Tennessee River channel and possibly at other locations on the island perimeter. The terrestrial and wildlife resources on the island perimeter are not unique to the region and small acreages would likely be impacted. Therefore, impacts would be insignificant on an individual or cumulative basis.

Under the Action Alternative, TVA would consider 26a requests for private or community water-use facilities on those Residential Development tracts depicted on Figure 2 consistent with Shoreline Management Initiative (TVA 1999a) requirements. This affected shoreline is approximately 40 percent of the island's perimeter. Allowable actions under SMI include minimal width access corridors through existing vegetation, vegetation management plans, and maintain and gain to offset unavoidable impacts to existing shoreline resources any permit request with the potential to adversely these resources would be modified or denied such that the potential adverse impacts would be reduced to an insignificant level. Because of the small acreage of terrestrial habitat potentially affected and the common nature of the resources found on the affected land, the Action Alternative would have insignificant impacts on terrestrial ecology.

3.2 Water Quality and Aquatic Ecology

Aquatic habitat in the littoral (near-shore) zone is greatly influenced by underwater topography and back-lying land use. The underwater topography around Goose Pond Island varies from moderately steep, sloping down to 15 feet deep on the navigation channel side to gently sloping and shallow, less than 5 feet deep on the backwater side. Rock is an important constituent of littoral habitat over much of the island's shoreline, either in the form of bedrock outcrops or a mixture of rubble and cobble on steeper shoreline, or gravel along the shallower shoreline. Most of the soil exposed in the drawdown zone, particularly along the extensive vertical bank section on the navigation is chert or clay. The substrate in the shallow water areas is silt clay loam interspersed with patches of gravel.

Fallen trees and brush provide cover, primarily in the coves and shallow water shoreline, and to a lesser extent along the vertical bank. There is only one wet weather stream, located on the southern tip of the island.

Under the No Action Alternative, the entire Goose Pond Island shoreline adjacent to the river channel is subject to Industrial/Commercial Development. Potential adverse impacts to the aquatic habitat/water quality could be realized if large scale development of private back-lying land occurs. TVA approval of any proposed new water-use facilities at any location around the island perimeter would consider appropriate vegetation management considerations for water quality/aquatic ecology protection.

Under the Action Alternative, much of the Industrial/Commercial shoreline along the reservoir navigation channel would be designated for Residential Access which may receive a higher degree of shoreline riparian zone protection through the SMI protection requirements (e.g., 20-foot access corridors and limited vegetation removal). The northern perimeter would also be designated as Residential Access and would be afforded this same protection. Sensitive Resources Management areas identified would be protected as natural areas and maintained to preserve their value as important aquatic habitat and water quality protection resources. Recreational development of TVA lands along the southwest portion of the island would require best management practice to reduce water quality/aquatic ecology impacts to insignificant levels. There would also be an increase in underwater fisheries habitat structure resulting from private and community piers and boat docks.

3.3 Wetlands

Wetlands present on and around Goose Pond Island include aquatic bed wetlands, emergent/fringe wetlands, scrub-shrub wetlands, and smaller areas of forested wetlands. Aquatic bed wetlands are common along the shoreline of the island and are comprised primarily of Eurasian milfoil, naiads, lotus, and hydrilla. Scrub-shrub wetlands and emergent/fringe wetlands occur primarily in coves and are comprised of buttonbush, black willow, silky dogwood, common cattail, giant cut-grass, lizard's tail, soft rush, soft-stemmed bulrush, various sedges, and smartweed. Smaller areas of forested wetlands occur on the northwest side of the island, and are composed of red maple, green ash, sycamore, water, willow, and white oaks, sweetgum, and Chinese privet. The northwest side of the island also has larger areas of scrub-shrub and emergent wetlands concentrated along the shoreline to the north and south of the bridge leading onto the island.

Under the No Action Alternative, wetlands on the island would be preserved under the existing Sensitive Resource Management (Zone 3) allocation. Potential wetland impacts would be assessed on a case-by-case basis as water-use facility requests are received. Overall wetland impacts associated with the No Action Alternative would be minimal and insignificant especially given the existence of large areas of wetlands on Gunter'sville reservoir.

Under the Action Alternative, TVA would approve the city of Scottsboro's request to change the allocation of TVA Tracts XGR-108PT2, XGR-109PT2 and XGR-110PT2 on Goose Pond Island. Tracts XGR-108aPT2 and XGR-110bPT2 (Figure 2) would remain allocated for Sensitive Resource Management (Zone 3). Wetlands on these tracts would be managed as a sensitive resource to preserve them. Tracts XGR-109aPT2 and XGR-108bPT2 would change to Residential Development (Zone 7). Water-use facilities associated with the Residential Development shoreline would be considered.

Under the Action Alternative, a portion of Tract XGR-108PT2 would be changed from Sensitive Resource Management (Zone 3) to Recreation (Zone 6). Current development scenarios indicate this area will be used for passive recreation pursuits including trails for walking & biking and some cabin sites in the upland areas. Under the Action Alternative, TVA would require the approval of development of TVA lands to adhere to the proposed recreation plans (trails and cabins in the upland areas) and would work closely with the developer in the siting of these facilities to minimize and avoid wetland impacts. Compliance with Executive Order 11990 for protection of wetlands and permitting under Section 26a would ensure that all practicable avoidance and minimization measures are incorporated into project plans. Adverse impacts to wetlands would be minimized using all practicable measures.

3.4 Navigation

The commercial navigation channel on Guntersville Reservoir extends from the Guntersville Lock and Dam (TRM 349.0) on the Tennessee River upstream to below the Nickajack Lock and Dam (TRM 424.7). Goose Pond Island is located between river miles 378.0R and 382.5R. Currently, the majority of the shoreline of Goose Pond Island that fronts the main channel is designated for Industrial/Commercial Development (Zone 5). The Scottsboro Development Inc. barge terminal, located at TRM 380.5R, is the only river terminal/industrial site between Guntersville and Stevenson, Alabama. This area is attractive for industrial use due to rail access to the island.

Safety harbors and landings are established along the reservoir to provide safe locations for commercial tows and recreational vessels to tie off and wait during periods of severe weather, fog, or equipment malfunction. A second class safety harbor with federal mooring dolphins is located at TRM 379.0R.

On Guntersville Reservoir, TVA maintains secondary navigation channel markers for 17 tributary channels (approximately 38 miles) for recreational boaters and boat hazard buoys for two harbor areas. Secondary channel markers consist of buoys and onshore dayboards which mark the navigable limits of the channel. TVA currently marks the channel to Goose Pond Marina downstream of Goose Pond Island, as well as approximately 4 miles of Roseberry Creek upstream of the Island.

Under the No Action Alternative, the tracts would remain available for industrial and commercial use and the shoreline area where the safety harbor is located would remain designated for that use. There would be no impact to commercial and recreational navigation.

Under the Action Alternative, the allocation change requests for all three tracts would be approved. The City has indicated that the barge terminal area and the second class safety harbor areas would not be changed. Although this terminal is currently inactive, it is an attractive site for future industrial use. The site is currently permitted for a 1350-foot long row of eight 20-foot diameter mooring cells situated parallel to the shoreline. The two mooring cells at the upstream end of the terminal site extend across the entrance to a small cove. If the terminal becomes active in the future, barges are permitted to moor to those cells. Tow operations around these cells coupled with increased recreational boating could cause dangerous operating conditions for both commercial and recreational vessels. TVA may require that the applicant place warning signs and/or buoys to aid in the safe

navigation of the cove area. We recommend that no water-use facilities be permitted within 500 feet of the barge terminal's downstream property boundary.

Future requests for water-use facilities within the small cove upstream of the existing terminal site, along the main channel portion of Goose Pond Island and along the marked portions of Roseberry Creek would require further navigational review and approval.

To avoid interference with commercial navigation, the current restrictions on the construction of water-use facilities within the marked limits of the safety harbor and within 100 feet of the mouth of the safety harbor will be continued. TVA prohibits the construction of water-use facilities and shoreline alterations within the marked limits of safety landings and harbors and typically within 500 feet upstream and downstream of safety harbors.

3.5 Recreation

Goose Pond Island currently has no developed recreation facilities. Informal recreation use likely occurring on the island includes hunting, bank fishing, wildlife observation, and primitive camping. Such uses are likely sporadic and unorganized. The water around the island receives a high concentration of recreational boaters during the summer season due to the proximity of Scottsboro and US Highway 72.

Nearby to Goose Pond Island are two areas with substantial developed recreation facilities. Immediately downstream and adjacent to Goose Pond Island is the Goose Pond Colony recreation area administered by the City. Facilities include walking trails, 18-hole golf course, rental cottages, a small lodge, marina, swimming pool, amphitheater, restaurant, playgrounds, fishing piers, bait/tackle shop and boat ramps. Upstream of the island located in Roseberry and Dry Creek embayments is Jackson County Park. The Jackson County Park facilities include trails, a senior center, picnic areas and playgrounds, pavilions, fishing pier, restaurant, campground, and marina and boat ramps.

Scottsboro Municipal Park is located just upstream of Goose Pond Island within Roseberry Creek embayment. Facilities include picnicking, boat ramp, fishing pier and pavilion. Other nearby public boat ramps are located on the left bank at TRM 385.7 and 382.1 and on the right bank at TRM 376.0.

The proposed allocation change would encourage additional developed recreation use of the area. Future development possibilities could include a deer park surrounded by a residential and commercial/industrial area, golf course, rental cabins, hotel and marina.

3.6 Visual Resources

Goose Pond Island is located just south of the town of Scottsboro, Alabama. Development extending from the town is readily visible from the foreground (0' to ½ mile from the observer) and middleground (½ mile to four miles from the observer), as recreational lake users and shoreline residents have views of residential developments, developed recreation areas, and the water-use facilities associated with these backlying land uses. The island itself, connected to suburban Scottsboro by a small earthen causeway, is well vegetated and the shoreline is relatively undisturbed except for an existing barge terminal near TRM 380 which services industrial operations to the interior of the island. The barge terminal, appearing bright and metallic when seen against the lush green vegetation, gives the only notice to the industrial operations occurring above as most of the facilities are relatively low in height and views that would otherwise be available to lake users are

obscured by the mature vegetation and moderate topography. Farther downstream, a transmission line crosses the reservoir and large transmission structures are visible into the background (four miles and beyond from the observer). Views are available, intermittently, from county road 67 which closely follows the southern shoreline. Several small islands are set about the southern portion of the island, creating depth when viewed from downstream and at the shoreline areas near the rural community of Langston with the larger land mass receding into the background. Vegetation appears almost undisturbed when seen from greater distances and the horizontal movement of the mature canopy remains virtually unbroken. Coves and inlets created by abrupt changes in the shoreline are well vegetated and views of the main channel and reservoir traffic are screened from view offering more secluded spaces with emphasis on foreground views.

Landward from the main reservoir channel, into Roseberry Creek, the waters begin to shallow and the shoreline topography flattens and becomes more marsh-like in character. Shoreline vegetation suggests a change in topography as well, with rushes, reeds, and other scrubby shoreline plants increasing in number and density approaching the narrow causeway leading to the island. A developed recreation area is prominently visible in the foreground to the northwest where a marina and golf course are operated by Goose Pond Colony.

Through the causeway where a small church is visible from the immediate foreground, the waters remain quite shallow and vegetation and topography remain consistent. Continuing northward in Roseberry Creek, views available from the immediate foreground through relatively flatly sloping terrain appear undisturbed as mature trees are mirrored in the still shallow waters and the vegetation thickens inland. The shoreline remains fen-like in character as some residences become visible, at a distance, through mature vegetation to the north as the creek winds and views open to more expansive waters. Water-use facilities increase in number and density and begin to line the shore into the horizon. A small park is visible to the north, between moderately dense residential areas. The shoreline to the south remains undisturbed, giving contrast to the mixed development throughout Roseberry Creek. The scenic attractiveness is common to the area with occasionally appearing areas of distinctive scenic attractiveness, and the scenic integrity is moderate to high.

Under the No Action Alternative, the individual tract allocations would not be changed and the scenic value of TVA managed property would initially remain unchanged. However, water access rights exist which allow backlying property owners the opportunity to request individual water-use facilities. Scenic value could change over time, as individual water-use facilities are constructed along the shoreline.

Under the proposed Action Alternative, individual tract allocations would be changed based on proposed uses of backlying property. These proposed changes in allocation would allow backlying and shoreline land uses to occur which would alter the existing scenic value. These proposed changes are evaluated based on the existing landscape character described previously.

The existing landscape character along the southwestern portion of the island would change substantially based on the proposed development and existing visual resources would be adversely impacted. However, if individual water-use facilities were co-located in community facilities, where visual resources are less distinctive, these impacts would be greatly reduced. The proposed vegetative screen/wildlife area would continue to buffer

views of industrial operations to the interior of the site, which would otherwise be visible into the middleground viewing distance. Farther downstream, approaching two small embayments, reservoir users would have views of commercial development in the form of a proposed hotel and marina. Although adversely impacting the existing landscape character, the introduction of these discordant elements would not substantially alter the scenic value, as duration of view would be relatively short for recreational lake users and motorists traveling county road 67 on the opposing shoreline. Proper configuration of both proposed commercial and residential facilities as low, broadly spreading structures against the horizon, would result in a reduction of potentially discordant vertical elements when viewed from the middle and background distances, thus reducing potentially negative impacts to visual resources.

At the southern confluence of Roseberry Creek and the Tennessee River, where a recreation allocation is proposed, available views would include existing developed recreation in conjunction with proposed recreation development occurring along the opposite shoreline, resulting in minimal impacts to the existing landscape character. If existing mature vegetation was retained, impacts associated with backlying developed recreation would be further negated. Approaching the causeway, a shallow embayment lies amidst scrubby wetland vegetation. Proposed as a retained portion of land allocated to sensitive resource management, this section offers an opportunity for further enhancement through management of this resource area by augmenting existing wetland plant material along the tussock – offering increased visual diversity within the immediate foreground viewing distance.

Farther northward, and crossing the causeway, the proposed development would introduce adversely contrasting elements visible through existing vegetation. If community facilities were utilized in the same manner for the northern portion of the development as described previously, leaving only the proposed open and uncovered courtesy piers placed about the shoreline for temporary resident use, then adverse impacts to existing scenic resources would further be reduced.

Collectively, introduction of the proposed mixed use development into the natural environment would adversely impact the existing naturally appearing landscape character. However, through context sensitive site design, implementation of vegetation management plans in accordance with TVA's 'Shoreline Management Initiative' EIS (TVA, 1999), and placement of water-use facilities in areas where sensitive resources would not be impacted, the potentially adverse impacts to visual resource would be reduced below levels of significance. In order to assure visual resource protection, TVA shall approve final site development plans relative to: requested water-use facilities, external lighting, and elements of proposed development otherwise potentially impacting the scenic value of TVA Tract XGR-108PT2.

3.7 Mitigation Measures

1. The construction of water-use facilities and shoreline alterations within the marked limits of safety landings and harbors will be prohibited. Construction also will be prohibited within 500 feet upstream and downstream of safety landings and within 100 feet of the mouth of safety harbors.
2. No water-use facilities will be allowed within 500 feet downstream of the barge terminal owners' downstream property boundary.

3. If the terminal becomes active in the future, TVA may require that the applicant place warning signs and/or buoys to aid in the safe navigation of the cove area.
4. Future requests for water-use facilities within the small cove upstream of the existing terminal site, along the main channel portion of Goose Pond Island and along the marked portions of Roseberry Creek would require further navigational review and approval.
5. At the time TVA reviews Section 26a actions on Goose Pond property, associated site development plans will be reviewed relative to external lighting and elements of proposed development otherwise potentially impacting the scenic value of TVA Tract XGR-108PT2.

CHAPTER 4

4 LIST OF PREPARERS

J. Scott Atkins, Terrestrial Ecology
Harold M. Draper, NEPA Administration
Kellie Hammond, Navigation
Warren P. Hicks, Economic Development
Roger Milstead, Floodplains
Kenneth P. Parr, NEPA Administration
Richard Pfluegar, Recreation
Erin Pritchard, Cultural Resources
Jon Riley, Visual Resources
Richard Thrasher, Land Use

CHAPTER 5

LIST OF AGENCIES AND PERSONS CONSULTED

State Agencies

Alabama Historical Commission
Montgomery, Alabama 36130

Individuals

Curtis E. Davis
Director of Community Development
City of Scottsboro, Alabama

APPENDIX SHPO NOTIFICATION

January 20, 2004

Ms. Stacey Hathorn
Alabama Historical Commission
468 S. Perry St.
Montgomery, Alabama 36130

Dear Ms. Hathorn:

**TVA, AHC 00-1743, PROPOSED ZONE ALLOCATION CHANGE, GUNTERSVILLE
LANDS PLAN, TVA TRACTS 108, 109, 110, JACKSON COUNTY, ALABAMA**

As documented in previous consultation with your office (see enclosed letters), the Tennessee Valley Authority (TVA) developed a Land Management Plan for TVA managed lands on Guntersville Reservoir. The City of Scottsboro, Alabama has submitted a land use application and request to change the allocated use of portions of TVA Tracts 108, 109 and 110 located on Goose Pond Island (Figure 1).

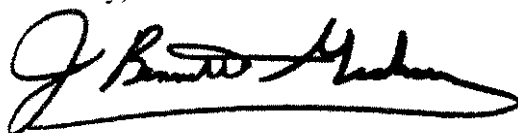
Goose Pond Island is located approximately 5 miles south of the City of Scottsboro, Alabama and extends from approximately Tennessee River Mile (TRM) 378 to TRM 382 on Guntersville Reservoir. The TVA Tracts surround the island perimeter and are located adjacent to the reservoir shoreline. The tracts are currently allocated as follows: Tract 108 consists of 208.0 acres allocated for Sensitive Resource Management; Tract 109 consists of 50.3 acres allocated for Industrial/Commercial Development; Tract 110 consists of 9.1 acres allocated also for Sensitive Resource Management (see Figure 1).

The City has requested a change in the current allocations for 252.2 acres of TVA public lands adjacent to Goose Pond Island to support their intended development plans of their private back-lying properties. The proposed land allocation changes would result in 69.7 acres of TVA land remaining in Sensitive Resource Management (Zone 3); 25.1 acres allocated for Industrial/Commercial Development (Zone 5), 60.4 acres in Recreation Development (Zone 6); and 97 acres being placed into a Residential Development allocation (Zone 7) (Figure 2).

TVA is notifying your office of this change. Any future ground disturbing activity or development of these tracts will be reviewed on a case by case basis. When development plans are submitted, TVA will notify your office and initiate Section 106 consultation. At this time, we will follow the stipulations agreed upon in the Programmatic Agreement

prepared between TVA, the Advisory Council and your office for implementation of TVA Reservoir Land Management Plans (attached). If you have any questions concerning this project feel free to contact Erin Pritchard at (865) 632-1753.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Bennett Graham", with a long horizontal flourish extending to the right.

J. Bennett Graham
Manager
Cultural Resources

ENCLOSURES

cc: Ken Parr, MR 2T-C
Nancy Greer, WTR 1A-GVA

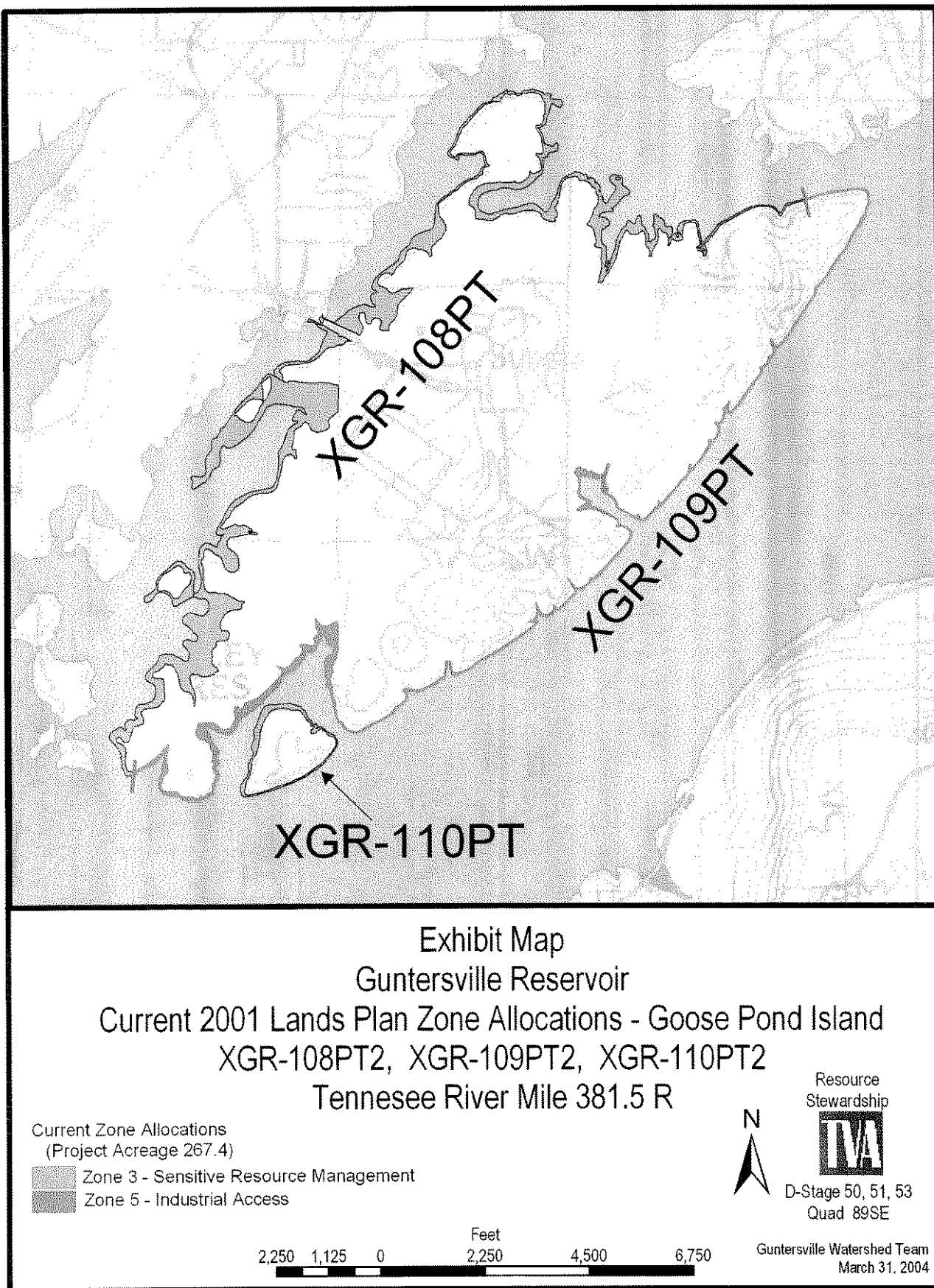


FIGURE 1 - Current (2001 Lands Plan) Allocation

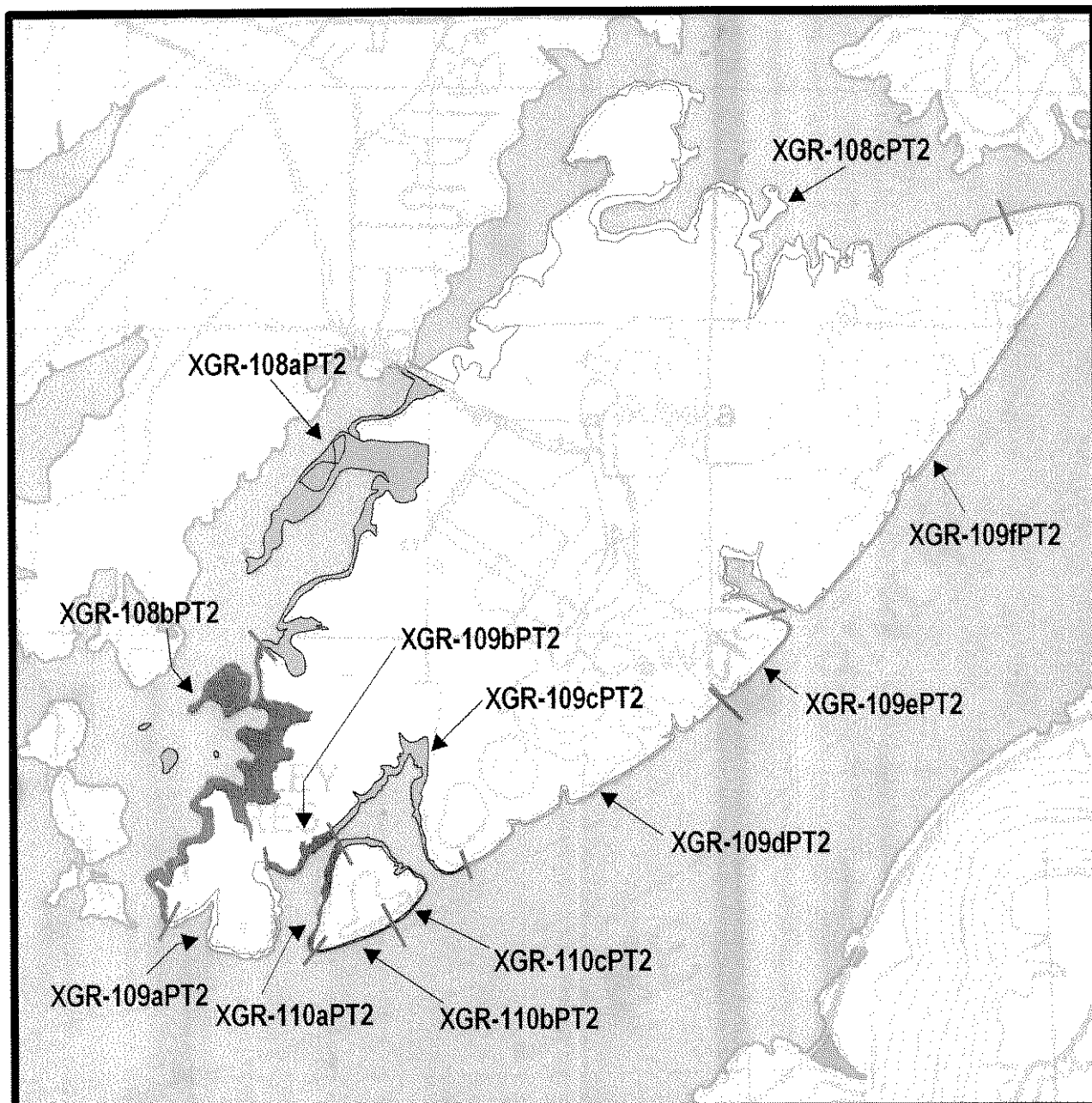


Exhibit Map
Guntersville Reservoir
Zone Allocation Change - Goose Pond Island
XGR-108PT2, XGR-109PT2, XGR-110PT2
Tennessee River Mile 381.5 R

Proposed Zone Allocations
 (NOTE: Project Acreage 267.4)

- Zone 2 - TVA Project Operations
- Zone 3 - Sensitive Resource Management
- Zone 5 - Industrial/Commercial Development
- Zone 6 - Developed Recreation
- Zone 7 - Residential Access

Feet
 2,200 1,100 0 2,200 4,400



Resource
 Stewardship



D-Stage 50, 51, 53
 Quad 89SE

Guntersville Watershed Team
 March 31, 2004

FIGURE 2 - Proposed Changes and Allocation